

**City of Issaquah
Development Commission**

NOTICE OF DECISION

September 2, 2015

Applicant: Justin Younker
Cascadia Development, LLC
4120 Englewood Ave
Yakima, WA 98908

Civil Engineering: Barghausen Consulting Engineers, Inc.
Don Dawes, P.E.
801 Second Ave., Suite 900
Seattle, WA 98104

Traffic Engineering: Transportation Engineering Northwest (TENW)
11400 SE 8th St., Suite 200
Bellevue, WA 98004

Property Owner: Maclean Family, LLC & Paschal Family Trust
4929 Issaquah – Pine Lake Rd. SE
Issaquah, WA 98029

Project: Fieldstone Memory Care

File No.'s. SDP15-00001 (Site Development Permit)

Request: Approval for a Site Development Permit (SDP) to construct a new approximately 45,000 sq. ft. building for an Alzheimer's and memory care community on property south of the intersection of Issaquah-Fall City Rd. and Highlands Dr. NE.

The site contains two contiguous parcels totaling 6.81 acres. Parcel #222406-9002 is 95,832 sq. ft. and is zoned MF-M (Multifamily - Medium). This parcel is located closest to the intersection and is owned by Maclean Family LLC. Parcel # 222406-9149 is 200,812 sq. ft. and is zoned SF-SL (Single Family – Small Lot). This parcel contains a wetlands area that was recently delineated and surveyed (see attached survey in Exhibit 5 Plans, Elevations and Details). Both parcels are currently vacant with no improvements. The community will contain sixty (60) units of which fifty-two (52) private will be private units and eight (8) units will be companion rooms. The site plan includes forty-six (46) parking spaces.

Location: Located at the southern corner of the intersection of SE Issaquah-Fall City Rd. and Highlands Dr. NE.

I DECISION

The Development Commission reviewed the proposed Site Development Permit during a public hearing conducted on September 2, 2015. After reviewing the application, plans received on March 23, 2015 and revised June 26, 2015, reviewing the staff report with attachments, supporting documents, and listening to representatives by the applicant, city staff and citizens, the Development Commission approved the applications with Conditions. Approval of the applications is based on the below Findings of Fact, Conclusions and is subject to the conditions contained herein.


Carl Swedberg, Acting Chair
Development Commission

9/2/15
Date

This Notice of Decision has been executed this 3rd day of September, 2015 by the Chairman of the Development Commission on the behalf of and per the direction of the Development Commission.

WHEREAS, a public hearing was held on September 2, to consider a Site Development Permit for to construct a new approximately 45,000 sq. ft. single story building for an Alzheimer's and memory care community on 6.81 acres, and,

WHEREAS, as the Development Commission reviewed the applications on September 2, 2015, and has had adequate time to review and reflect upon the applications; and,

WHEREAS, the Development Commission is now satisfied that the applications have been sufficiently considered, and hereby makes and enters the following:

II FINDINGS OF FACT

1. Cascadia Development, submitted a Site Development permit application on March 23, 2015 for the development of a new approximately 45,000 sq. ft. single story building for an Alzheimer's and memory care community on a 6.81 acre site. The project also includes useable outdoor space connected by walkways. The community proposes sixty (60) units of which fifty-two (52) private will be private units and eight (8) units will be companion rooms. The site plan includes forty-six (46) parking spaces.
2. A sufficiency review of the applications was made and staff determined that the applications contained adequate information and detail and the applications were determined to be complete on March 23, 2015.
3. A Notice of Application was mailed to property owners within 300 feet of the subject site on April 8, 2015, and a 2-week comment period was established until April 24, 2015. Public comments were allowed up through the public meeting and hearing process.
4. Zoning of the property is Multifamily- Medium (MF-M), and Single Family-Small Lot (SF-SL). In accordance with IMC18.06.040, development regulations for the site (i.e. setbacks, impervious surface coverage, building height, etc.) are determined by the most restrictive zoning if fifty (50) percent or more of the square footage of the lot is within the within the most restrictive district. Additionally, a boundary line adjustment is required to adjust a lot line around the building and parking area and separate the critical area, buffer and residual property south of the wetland. The critical area and its buffer are required to be placed in a Native Growth Protection Easement prior to the issuance of the Site Work Permit. Additionally, this adjustment will create a lot divided by district lines; however, fifty (50) percent or more of the square footage of the lot will not be within the most restrictive zoning district, SF-SL.
5. The project site is comprised of 2 parcels that contain approximately 6.81 acres.
6. The site is currently vacant. A number of existing significant trees on the property will be retained and incorporated into the new design.
7. Cascadia Development has applied for a Site Development Permit. As required by IMC 18.04.430 staff shall analyze and make a recommendation to the Development Commission based on the compliance of the proposal with the Comprehensive Plan, the standards and provisions of the Municipal Code, and other uniform codes in effect and administered by the City and applicable jurisdictions, and the criteria set forth in the Design Criteria Checklist. The Development Commission is the decision maker of Site Development Permits.
8. The applicable standards of the Issaquah Municipal Code Chapters 18.07 Required Development and Design Standards, including building height, building setbacks, and impervious surface area, 18.12, Landscaping and Tree Retention, and Appendix 2, Design Criteria Checklist have been complied with.
9. Environmental impacts of the project were analyzed as part of the SEPA review with the submittal of an Environmental Checklist. In summary, findings and conditions of the

environmental review centered on the following elements: 1) Traffic, and 2) Environmental Critical Areas enhancement and mitigation, and 3) Site access. A Mitigated Determination of Nonsignificance (MDNS) for the project was issued on August 20, 2015 and a 21-day comment period was established between August 20 and September 10, 2015. No comments were received. The SEPA decision including Findings and Mitigation Measures was included as Exhibit 3 to the Staff Report.

10. Traffic safety and operation impacts have been considered through review of the application and the incorporated conditions to maintain sight distance standards will adequately ensure these issues are addressed.
11. Vehicular access to the site will be from 1 driveway located off SE Issaquah – Fall City Rd. Pedestrian access will also be provided from the building to SE Issaquah – Fall City Rd.
12. A legal notice of the project was placed in the Issaquah Press on August 20, 2015 for the September 2, 2015 public hearing.
13. Notice of the scheduled dates held for the public meeting and the public hearing was mailed to property owners within 300 feet of the subject site on August 18, 2015. Notice was also placed on the City's website of the public hearing and in the City Hall Northwest lobby's reader board.
14. An Information Sign of the project and description was posted on the property at the western property boundary adjacent to SE Issaquah – Fall City Rd. by the applicant on August 12, 2015.
15. No Letters or email correspondence was received from the public hearing notification. Public comment was provided at the meeting. Concerns in summary were regarding: parking on the site, traffic congestion and access to transit.
16. Staff has thoroughly reviewed the applications and presented their findings verbally and in a Staff Report.
17. The August 27th Staff Report thoroughly reviewed the application in relation to the applicable approval requirements. The report contained a recommendation of approval, subject to 3 conditions. In addition, the Staff Report contains several exhibits which relate to the review of the project and 34 construction related conditions (Exhibit 6 of the Staff Report).
18. Beyond the information provided in the applications, the Staff Report and its exhibits, information was provided by City staff and the applicant to the Development Commission during the course of the public process to enable it to have a complete and thorough understanding of the project. This included a PowerPoint presentation by staff, presentation by the applicant, a discussion between the staff and Development Commission of the conditions proposed in the Staff Report.
19. The applications were routed to various departments within the City as well as Eastside Fire & Rescue. All comments were incorporated into the proposal or the below-listed conditions.
20. The Development Commission has had the opportunity to thoroughly review the applications at a public hearing held on September 2, 2015 and concluded that evening.

21. The Development Commission evaluated all comments related to the applications prior to rendering a decision. The Development Commission amended Construction Condition 13 to add a hedge as an option for screening. The new conditions state:

13. Chain link is not compatible with the site design or building architecture so another fence style or hedge shall be chosen that complements the character of this development. A new fence material or hedge shall be chosen for the trash enclosure fence at the edge of the parking lot.

22. Any conclusion listed below which could be considered a finding is hereby incorporated as a finding.

III CONCLUSIONS

Having rendered the above-cited Findings, the Development Commission draws the following Conclusions:

1. This proposal was reviewed in accordance with the Issaquah Municipal Code Chapters 18.07 Required Development and Design Standards, 18.12, Landscaping and Tree Retention, and Appendix 2, Design Criteria Checklist. As required by IMC 18.04.450 a Level 3 Review is required for development proposals where the site's primary access and/or street frontage are located on and/or the site abuts Issaquah-Fall City Road to which the subject property is adjacent.
2. The proposal complies with 18.07 Required Development and Design Standards, 18.12, Landscaping and Tree Retention, and Appendix 2, Design Criteria Checklist and the "MF-M" (Multifamily Medium) zoning of the property.
3. The proposal complies with the adopted Issaquah Shoreline Master Program.
4. The applications contain adequate information for the Development Commission to render this decision.

Based on the Findings and Conclusions outlined above, the Development Commission moved to approve the Site Development permit for the Fieldstone Memory Care project, File No. SDP15-00001, as described in the Staff Report dated August 27, 2014, its Exhibits 1 - 7, and subject to the terms, conditions, and rational contained in the Staff Report, subject to the following conditions:

1. The site access shall maintain the City's adopted level of service (LOS) standard "D." The City will evaluate if an alternate driveway location is necessary or if channelization improvements on Issaquah-Fall City Road are needed to maintain the LOS and safe access operations.
2. Twenty (20) trips will be logged into the City's trip bank. The concurrency fee shall be application fee (20 new PM Peak Hour Trips x \$52.50 = \$1,050) shall be paid prior to the submittal of construction permits.
3. A boundary line adjustment shall be recorded prior to the issuance of a Building Permit.